

ANNUAL PROPERTY OPERATING DATA - APOD (Light)

Property Address: 504 Harris
 Property Type: Income Property
 Number of Units: 6
 Prepared For:

734-996-0000

By: Tom Stachler

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INVESTMENT	
PURCHASE PRICE	\$202,500
Down Payment % 25% or \$	\$50,625
Loan Amount:	\$151,875
Other Initial Investment Costs:	\$7,000
TOTAL CASH INVESTMENT:	\$57,625

LOAN INFORMATION	
Loan Amount	\$151,875
Down Payment	\$50,625
Interest Rate %	4
Number of Years	30
ANNUAL DEBT SERVICE	\$8,701

ANNUAL OPERATING INCOME	
POTENTIAL RENTAL INCOME	\$39,000
Less Vacancy % 5%	\$1,950
GROSS OPERATING INCOME	\$37,050

1 YR PRINCIPAL PAYDOWN	\$2,675
1 YR Avg Annual Paydown	\$2,675
Include in CASH/CASH RETURN?	

ANNUAL OPERATING EXPENSES	
Real Estate Taxes	\$6,215
Insurance	\$1,340
Management % 8%	\$2,964
Repairs and Maintenance	\$2,000
Utilities	\$3,517
Other	\$330
TOTAL OPERATING EXPENSES	\$16,366

RENT CALCULATOR		
# Units	Monthly Rent	Income
2	\$450	\$900
1	\$625	\$625
1	\$800	\$800
2	\$460	\$920
Monthly Total		\$3,245
YEARLY TOTAL		\$38,940

NET OPERATING INCOME (NOI)	\$20,684	NOI = GROSS OPERATING INCOME - TOTAL OPERATING EXPENSES
ANNUAL DEBT SERVICE (ADS)	\$8,701	ADS = TOTAL YEARLY PRINCIPAL AND INTEREST PAYMENTS
CASH FLOW BEFORE TAXES (CFBT)	\$11,983	CFBT = NET OPERATING INCOME - ANNUAL DEBT SERVICE
CASH ON CASH RETURN (C/C)	20.8%	C/C = CASH FLOW BEFORE TAXES / TOTAL CASH INVESTMENT
CAP RATE (CR)	10.2%	CR = NET OPERATING INCOME / PURCHASE PRICE

PROPERTY VALUE CALCULATOR - (Select a CAP RATE to determine Current Property Value)		
SELECT CAP RATE	10.0%	SELECT A DESIRED CAP RATE FOR THE PROPERTY ABOVE
INDICATED PROPERTY VALUE	\$206,840	PROPERTY VALUE = NET OPERATING INCOME / CAP RATE